

X
32-64-3
**NO TRANSFER
TAX PAID****WARRANTY DEED
004568**

KNOW ALL MEN BY THESE PRESENTS, that We, FRANCES S. FULTON, of Waterville, Kennebec County, State of Maine; and MICHAEL D. FULTON, of Whitefield, Lincoln County, State of Maine, for consideration paid, GRANT to FRANCES S. FULTON, sole Trustee, or her successors in trust, under the FRANCES S. FULTON LIVING TRUST, dated February 10, 1997, and any amendments thereto, whose mailing address is 324 Evergreen Drive, Waterville, ME 04901, with WARRANTY COVENANTS, a certain lot or parcel of land situated in Waterville, Kennebec County and State of Maine, and bounded and described as follows:

THE UNIT known and designated as Unit 103 (a/k/a Unit 324) in RIDGEWOOD FOREST TOWNHOUSE CONDOMINIUM located in Waterville, Kennebec County, State of Maine, as shown on the Condominium Plat by Webster, Baldwin, Day and Rohman, Architects/Engineers, entitled "Ridgewood Forest Townhouse Condominiums", dated May 18, 1984, and filed in the Kennebec County Registry of Deeds, in Plan File #E-85011. Specific reference is made to the RIDGEWOOD FOREST TOWNHOUSE CONDOMINIUM Declaration under the Maine Condominium Act of the Revised Statutes of the State of Maine, as amended, which Declaration is dated January 31, 1985, and is recorded in said Registry of Deeds, in Book 2769, Page 33, and the same is incorporated by reference herein. The aforesaid Plat is Exhibit C to the Declaration. Plans of the Unit (and the other Units in the Condominium), as Exhibit D to the Declaration are recorded in said Registry in Plan Files #E-85012, #E-85013, #E-85014, #E-85015, #E-85016 and #E-85017.

ANY AND ALL rights, easements, privileges and appurtenances belonging to the unit are hereby conveyed. This conveyance is subject to the terms, conditions, agreements, covenants, restrictions, obligations and easements contained or referred to in the above-referenced Declaration.

Meaning and intending to convey the same premises conveyed to the Grantors herein by Warranty Deed of Frances S. Fulton, dated March 31, 1993, and recorded in the Kennebec County Registry of Deeds in Book 4475, Page 336.

Law Offices of Jay H. Krall, 96 State Street, Augusta, Maine 04330-5610; tel. (207)626-3330

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WITNESS our hands and seals this 10th day of February, 1997.

SIGNED, SEALED AND DELIVERED in the presence of:

WITNESS

Frances S. Fulton
FRANCES S. FULTON

WITNESS

Michael D. Fulton
MICHAEL D. FULTON

STATE OF MAINE }
 } ss
COUNTY OF KENNEBEC }

February 10, 1997

Then personally appeared the above named FRANCES S. FULTON and MICHAEL D. FULTON, and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Jay H. Krall
Notary Public/Attorney at Law

Jay H. Krall, Notary Public
State of Maine
My Commission Expires 7/14/2003



RECEIVED REGISTER OF DEEDS
97 MAR -3 PM 2:16
ATTEST: Theresa R. [Signature]
REGISTER OF DEEDS